



Town of Newington Town Hall Renovation Study

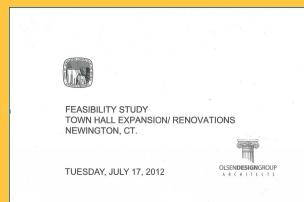
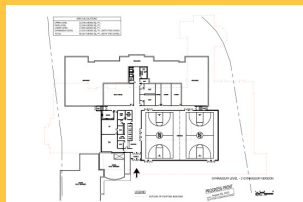
APRIL 26, 2016

PRESENTED BY DTC:

GRAHAM CURTIS, PE, LEED AP
STEVE GENDREAU, PE

Project History

- 2008 Existing Conditions Report (Kaestle Boos)
- 2012 Feasibility Study (Olsen)
- 2014 Building Committee Decision on New Concept
- September 2014 Referendum Failed
- 2015 Additional Concepts of New & In Place
- 2016 Project on Hold
- Current - DTC Study



TRITON
Top Life Results
Summary of Recommendations, Construction Values
Financial Summary of Recommendations
Notes: (see comments)

Category	Cost	Net Present Value	Payback
Initial	\$100	\$100	100%
Net	\$100	\$100	100%
Net	\$100	\$100	100%

Notes: (see comments)

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Notes: (see comments)

KAESTLE BOOS ARCHITECTS, INC. SPACE NEEDS ANALYSIS

Completed By: Date:

Approved By: Name:

A thorough understanding of your space needs program is the most important aspect of planning your renovation project. The Kaestle Boos Architects, Inc. Space Needs Analysis will provide you with a clear understanding of your space needs and provide a strong basis for your renovation project.

I, the undersigned, hereby certify that the information provided in this report is true and correct to the best of my knowledge and belief.

Signature: Title:

Signature: Title:

Signature: Title:

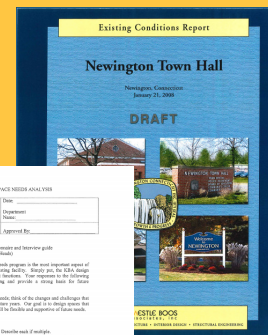
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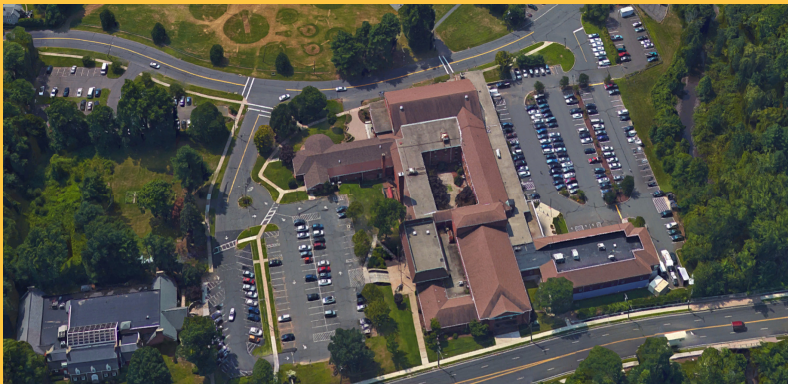
DTC's Approach

- Review Previous Reports & Documentation
- Review Concerns Voiced by Residents & Staff
- Detailed Investigation of Current Conditions
- Discussions With Maintenance Personnel & Staff
- Identify Major Issues to be Resolved
- Provide Renovation Concept
 - Stripped Down / No "Frills"
 - Make Building Last 20+ More Years
 - Increase Energy Efficiency
 - Salvage as Much as Possible
- Provide Associated Costs for Renovation



History of Building

- Built ~1950 as a High School
- 1955 Additions (East Wing & Auditorium Areas)
- 1972 Addition to Convert to Town Hall
- 2012 Renovations to Lower Level & Transition Academy



EXISTING ISSUES

Building Envelope

- Roof Replacement Needed (Many Leaks)
- Old Inefficient Windows
- Lack of Insulation



EXISTING ISSUES

Moisture & Water Infiltration

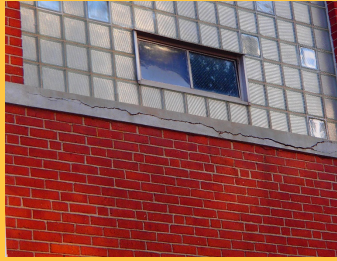
- Poor Storm Drainage
- Lack of Vapor Barrier
- Roof Leaks
- Uninsulated Steam Piping
- Efflorescence Due to Water Infiltration



EXISTING ISSUES

Façade & Structural Issues

- Spalling Brick in 1955 Areas
- Crumbling Concrete
- Exposed Rebar
- Cracks



EXISTING ISSUES

Building Systems

- Aged Electrical Service & Panels
- Aged HVAC Units
- Steam Heat
- IT & Security Systems



EXISTING ISSUES

Interior Finishes & Programmatic Issues

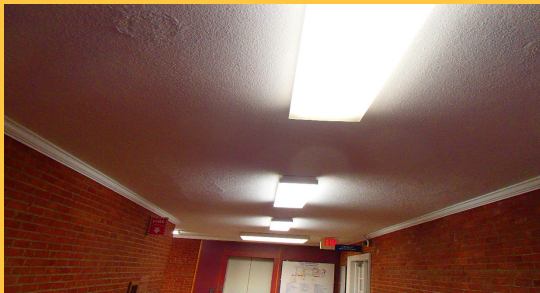
- Aged Flooring, Ceilings, Paint, Hardware
- Lack of Privacy in Town Clerk, Human Services & Assessors Areas
- Space Sizes & Configurations Not Ideal
- General Lack of Storage



EXISTING ISSUES

Energy Efficiency

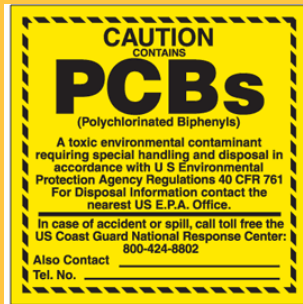
- Inefficient Lighting & HVAC Systems
- Lack of Insulation
- Poor Thermal Envelope (Roof & Windows)
- Lack of Renewable Energy Systems



EXISTING ISSUES

Hazardous Materials

- PCB's
- Asbestos
- Lead



EXISTING ISSUES

Site / Entry Plazas

- Lack of Parking
- Condition of Main (East) Entry
- Services to Building
- East Parking Lot Condition



EXISTING ISSUES

Fire Safety

- Lack of Sprinklers
- Lack of Fire Alarm Devices
- Fire Separation Issues
- Risk to Stored Documents, Records & IT Systems



EXISTING ISSUES

Accessibility

- Ramps
- Handrails
- Door Hardware
- Bathrooms



EXISTING ISSUES

Mortensen Community Center

- Need for More Activity Space
- Gym & Lockers in Poor Condition



RENOVATION CONCEPT

- Address Existing Issues
- Salvage 2012 Renovations
- No Major Reconfiguration of Spaces
- Make Building Last 20+ More Years
- Reduce Maintenance & Increase Efficiency
- Refresh Main Entry
- Utilize Cost Effective Solutions
- Create Swing Space for Phased Construction
 - No Off-Site Relocation Needed
- No impact to Mill Pond Park



RENOVATION SCOPE

Building Envelope

- Replace Roof (Under CIP Budget)
- Replace Old Windows
- Add Roof Insulation



RENOVATION SCOPE

Moisture & Water Infiltration

- Fix Storm Drainage
- Add Vapor Barrier
- New Roof
- Eliminate Steam Piping
- Remove Efflorescence



RENOVATION SCOPE

Façade & Structural Issues

- Re-point Brick in 1955 Areas
- Replace Crumbling Cast in Place Concrete
- Encapsulate Exposed Rebar
- Repair Cracks



RENOVATION SCOPE

Building Systems

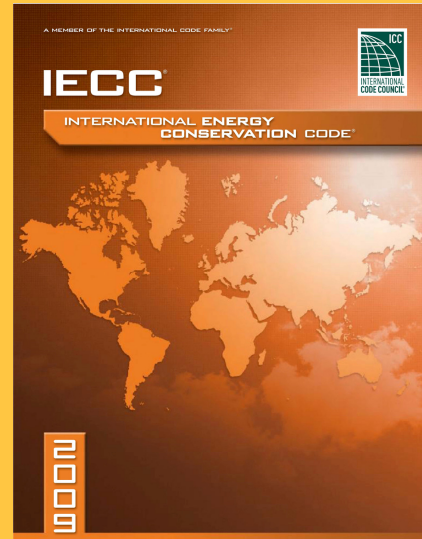
- New Electrical Service & Panels
- New HVAC System (Eliminate Steam)
- Updated Technology & Added Security Systems



RENOVATION SCOPE

Energy Efficiency

- New LED Lighting
- High Efficiency HVAC Systems
- Added Insulation
- Improved Thermal Envelope (Roof & Windows)
- Roof Mounted Solar



RENOVATION SCOPE

Hazardous Materials

- Remove all PCB's, Asbestos & Lead
- Extent of PCB's in Masonry & Soil is Uncertain



Department of
ENERGY & ENVIRONMENTAL PROTECTION



RENOVATION SCOPE

Site

- Addition of Parking Spaces (Minimal)
- Refreshed Main Entry
- New Services to Building
- Reconstruction of East Parking Lot
- Potential Future Additional Parking at Bus Garage Area or Library



RENOVATION SCOPE

Interior Finishes & Programmatic Issues

- Replace Aged Flooring, Ceilings, Paint, Hardware, Depending on Condition
- Level of Finishes Similar to Recent Renovations
- Reconfiguration of Select Areas
- Creation of Additional Storage
 - Suggest Transition to Digital Storage



RENOVATION SCOPE

Addition of Multi-Purpose Room

- In Location of Existing Council Chambers
- Level Floor to Create Swing Space
- Eliminates Need for Accessibility Upgrades
- Space Remains for Public Meetings
- Addresses Lack of Rec Space



RENOVATION SCOPE

Fire Safety

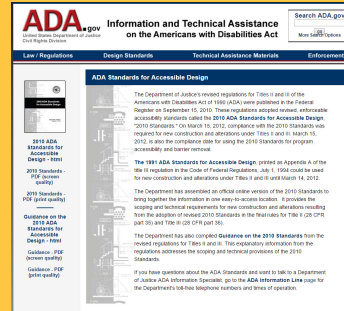
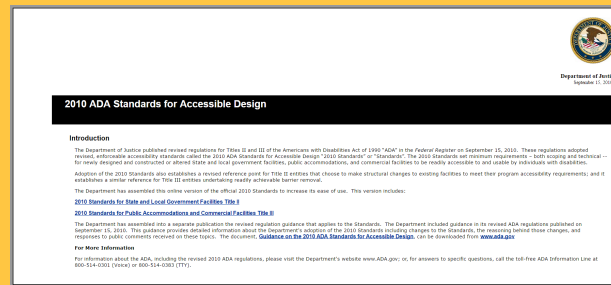
- Full Coverage Sprinkler System
- Update Fire Alarm Coverage
- Address Fire Separation Issues



RENOVATION SCOPE

Accessibility

- Addition of ADA Compliant Ramps, Handrails & Door Hardware
- Reconfigure Bathrooms & Add Call-for-Aid Systems



Energy Efficiency / Renewables

- LED Lighting w/ Daylight Harvesting
- High Efficiency Heating & Cooling Systems
- Low Water Usage Plumbing Fixtures
- Additional Insulation
- Upgraded Thermal Envelope
- Roof Mounted Solar
- Investigate Viability of Other Technologies



Cost Estimate

- Total Project Costs, Including:
 - Construction Trades
 - Temporary Offices
 - Moving Expenses
 - Design Fees
 - Escalation
 - Contingencies
 - FF&E
 - Hazmat
 - Referendum Costs
 - Construction Management Fees
 - General Conditions / Insurance / Bonds

SOFT COSTS	
Environmental Remediation and Abatement Consultant	300,000
Construction Testing Lab and Special Inspections	20,000
Printing	25,000
Referendum informational brochures and mailing	10,000
Bond Counsel, financial advisor, rating agencies	160,000
Poll workers, ballots, and legal notice, for referendum	30,000
Disposal of contaminated soils	30,000
Telephone and Data Wiring	350,000
Builder's Risk Insurance	30,000
TOTAL	945,000

NEWPORT TOWN HALL STUDY		1 - DETAILED COST ESTIMATE BREAKDOWN BY CATEGORY									
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Escalation

- ~4-5% Per Year

Ways to Combat Escalation

- Fast Track Design
- Decide on Project Concept ASAP
- November Referendum



Contingency Explained

- Currently Carrying **20%** Contingency
- 10% Design / 10% Construction
- Design Contingency is For Yet Unknown Scope Due to Preliminary Stage of Project
- Construction Contingency is for Undiscovered Issues That May/Will Come Up
- *Not a "Slush Fund"*
- Remaining Money Would Go Back to Town



Benefits / Features of Renovation

- Increased Energy Efficiency & Addition of Solar
- Modernization of Aged Building Systems
- Repair of Façade and Structural Issues
- Removal of Hazardous Materials
- New East Parking Lot & Main Entry
- New Large Multi-Purpose Room
- Fully Accessible Building
- More Storage Space
- Addresses Moisture & Water Infiltration Issues
- Salvages Money Spent on 2012 Renovations



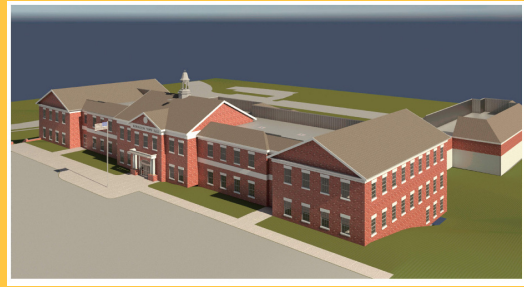
Limitations of Renovation

- Room Size/Configuration Not Ideal
- Non-adjacent Multi-Purpose Rooms
- Disruptions to Occupants & Visitors
- Minimal Additional Parking
- Not as Efficient as New Building
- Minor Changes to Appearance



Other Options to Consider

- New Building in Same Location
 - ~\$12M Additional Cost
- Hybrid Addition/Renovation/Demolition
 - Cost Likely in Between Reno & New
- New Building Offsite
 - Land Purchase & New Utilities
 - Not Centralized w/ PD, Library & Park
- All Options Would Address Most, If Not All Limitations of Renovation
- Offsite & Hybrid Have Less Impact to Occupants



Suggested Schedule

- Now Until November - Public Info Sessions
- Nov 2016 - Referendum
- Dec 2016 - Select Architect/Engineer Team
- Jan 2018 - Complete Design (~12 months)
- April 2018 - Begin Construction

